Karen Johnson Davidson County
Batch# 497923 DEEDWARR
10/19/2020 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $3,659.30
20201019-0121311

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35789**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $989,000.00. Kristin Boddy Affiant Subscribed and sworn to before me this 9th day of October, 2020. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner: Colton M. Mulligan, Alyson E. ulligan 4604 Tara Drive Nashville, TN 37215	**Send Tax Bills To:** PINNACLE BANK 150 3RD AVE S SUITE 900 NASHVILLE, TN 37201	**Tax Information:** Map and Parcel No.: 131 10 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry D. Fitzgerald**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colton M. Mulligan and Alyson E. Mulligan, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4604 Tara Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of October, 2020.

Larry D. Fitzgerald by Mike Vaden, his attoney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mike Vaden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Larry D. Fitzgerald, and he is authorized by Larry D. Fitzgerald to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of October, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Three Seven Hills, as of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry D. Fitzgerald, Unmarried by Warranty Deed from Gregory T. Stevens and wife, Courtney K. Stevens of record in Instrument No. 20061120-0143985, in the Register's Office of Davidson County, Tennessee, dated November 15, 2006 and recorded on November 20, 2006.

This conveyance is made subject to:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable, which have been prorated and assumed by Grantee.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three Seven Hills, as recorded in Plat Book 2663, Page(s) 89, Register's Office Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2881, Page 552, Register's Office Davidson County, Tennessee.

5. Easement for the flow of the waters of the Sugartree Creek, and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022